

ZB# 75-2

Rowell / Sheafe

29-1-43.1

75-2 - Rowell / Shale

Agenda Feb. 10th
7:30

all fees ~~for~~ ~~paid~~

~~See for not paid~~

Public Hearing
2/24/74 - 8 p.m.

GENERAL RECEIPT

Town of New Windsor, N. Y.

Nº 2246

Received of Robert Devitt Jan 30 1975
Fifteen and 00/100 \$ 15.00
 For Assessors List _____ Dollars

DISTRIBUTION

FUND	CODE	AMOUNT
check 15.00		

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609

Town clerk
 TITLE
 BY Judith M. Tuckman

29-1-43.1

PUBLIC NOTICE OF HEARING BEFORE THE ZONING BOARD OF APPEALS
 PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of New Windsor, New York will hold a public hearing pursuant to Section 48-33A of the Zoning Ordinance on the following proposition:
 Appeal No. 2 - Request of Wayland H. Sheeta for a Variance of the regulations of the Zoning Ordinance, to permit construction of a permitted use in the OLI District on a parcel which is less than 80,000 sq. ft. in area, being a Variance of Article 48, Section 4C, for property owned by him situated as follows, on the south side of Route 207 approx. 500 feet west of the intersection of Maple Avenue and Route 207.
 SAID HEARING will take place on the 24th day of February, 1975, at the New Windsor Town Hall, 553 Union Avenue, New Windsor, N.Y., beginning at 8 o'clock P.M.
 THEODORE JARGSDORF, Chairman
 By Patricia Delio, Secretary
 Feb. 14

State of New York

County of Orange, ss:

Olga Trachewsky

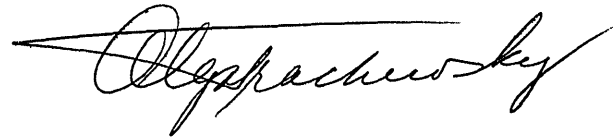
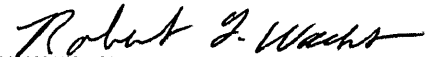
, being duly sworn deposes and says that ~~he~~ ^{she} is ... Principal Clerk of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published

One Time

.....
 in said newspaper, commencing on the 14th day of February A.D., 1975 , and ending on the 14th day of February A.D., 1975

Subscribed and sworn to before me this

17th day of February 1975

Notary Public of the State of New York, County of Orange.
 MY COMMISSION EXPIRES MARCH 30, 1975

Adopted 12/20/65

APPLICATION FOR VARIANCE

Application No. 75-2
Date: February 1, 1975

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (~~We~~) Wayland H. Sheafe of 4 Glenn Road, Rock Tavern, N
(Street & Number)
Town of New Windsor New York HEREBY MAKE
(State)

APPLICATION FOR A VARIANCE:

A. Location of the Property South side of Rte 207, approx. 500 ft. west of intersection
(Street & Number) of Maple Ave. & Route 207 - OLI
(Zone)

B. Provision of the Zoning Ordinance Applicable: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance.) 48-14 C - lot size 80,000 sq. ft.

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: the parcel in question contains 1.78 acres and falls just short of the 80,000 sq ft requirement of the OLI Zone.
2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: area of parcel is just shy of the 2 acres required in the OLI zone and use by applicant would conform to OLI requirements
3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: application is for an area variance only

[Handwritten signature]

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: application
is for an area variance and use will be consistant with OLI

5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: Use will
comply with OLI requirements in zone

D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

For the construction of a one family residence and a storage building
40 x 100 feet to be used in connection with a plumbing business.
Such use will conform with OLI requirements.

E. Application to be accompanied by two checks, one payable to the Town of New Windsor in the amount decided by the Board and the second check payable to the Secretary for taking the public hearing minutes. Applications to be returned to: Secretary of ZBA.

F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1. of the Ordinance.

G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 I&M of the Gen. Municipal Law to see if it applies. If so, notify the Orange County Planning Board by sending them an application.

Dated: February 1, 1975

Wayland R. Shugh
Signature of Applicant

STATE OF NEW YORK) SS.:
COUNTY OF ORANGE)

Sworn to on this 1st day of Feb., 19 75.

4 Glenn Round, Rock Tavern, N.Y.
Address

496-6430

Telephone Number

(Notary Public)

ROBERT M. DEVITT
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1976

(DO NOT WRITE IN THIS SPACE)

Application No. _____
Date of Hearing _____
Date of Decision _____

DECISION:

Date Received _____
Notice Published _____

Granted
2/24/75

7 Franklin Avenue
New Windsor, N. Y.
February 25, 1975

Robert M. Devitt, Esq.
248 Broadway
P. O. Box 6
Newburgh, N. Y. 12550

, RE: APPLICATION FOR VARIANCE -
Rowell/ Sheafe

Dear Mr. Devitt:

Kindly be advised that the above application for a variance has been granted at the February 24th meeting of the Zoning Board of Appeals by the following motion:

Motion followed by Mrs. Louise Budney, seconded by George Yorkis that the application for construction of a single family residence and a storage building for an area variance be granted to Mr. and Mrs. Wayland H. Sheafe.

Yours truly,

By: Theodore Jargstorf, Chairman

TJ:pd

cc: Howard Collett, Esq.
Building Inspector
555 Union Avenue
New Windsor, N. Y.

2/24/75 Public Hearing - 8 p.m. - Rowell/Sheafe

Name:

Address:

Anthony Cangelosi

Rocktonen n.y.

Wayland A. Sheafe

Rocktonen n.y.

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR



Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

January 30, 1975

Mr. Robert M. Devitt
248 Broadway
Newburgh, New York 12550

RE: 29-1-43.1 Town of New Windsor

Dear Mr. Devitt:

According to my records, the attached list of property owners are within the five hundred (500) feet of the above mentioned property.

The charge for this service is \$15.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

Ellsworth E. Weyant
ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

EEW/pk
att.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

MTA
Stewart Airport
New Windsor, New York 12550

A&C Tank Sales, Inc.
P.O. Box 28
Newburgh, New York 12550

Congelosi, Anthony & Anna
Rock Tavern, New York 12575

MTA
NY DOT
→ 4 Burnett Blvd. N.Y.
Roughkupper, 12603

Respectfully yours,

Ellsworth E. Weyant
ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

EEW/pk

75-2 Direct

RAYMOND A. ROWELL
ATTORNEY AT LAW

TWENTY-TWO PIERCES ROAD
NEWBURGH, NEW YORK 12550

561-5145
AREA CODE 914

January 13, 1975

Mrs. DeLeo
9 Franklin Avenue
New Windsor, New York 12550

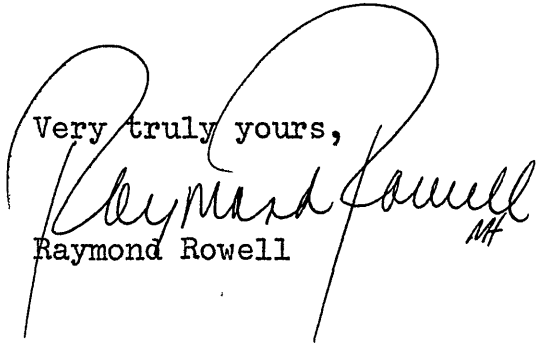
Re: Route 207 Property
Rowell to Sheafe

Dear Mrs. DeLeo:

I would appreciate your mailing my office
an area variance application for the Town of
New Windsor to the above address.

Thank you.

Very truly yours,


Raymond Rowell

RR/nh

Action
taken -
1/15/75.

Agenda - 10th
Feb ~~3rd~~ - 7:30

RT. 207

LITTLE BRITAIN ROAD

TO NEWBURGH

STONE

N72-44-20E 174.50'

N56-50E 133.40'

STONE
N64-23-10E 192.10'

75'

100 FT

48' x 26'
BILLYE

33'

180'

120'

N67-55-30W 475.50'

CONCELOS WALL

60 FT

75'

100 FT

40' x 140'

S73-35-50W 364.34'

OLD WOOD POST
AT WALL
INTERSECTION

29-1-43



LANDS TO BE CONVEYED TO
JOSEF DE
TOWN OF NEW
ORANGE COUNTY
SCALE 1"=50.